Redevelopment Challenges and the

"Brown Houses" of Fort Valley, Georgia



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Where Is Fort Valley?



The City of Fort
 Valley, GA lies near
 the geographic
 epicenter of the State
 – about 100 miles
 south of Atlanta.

Fort Valley, GA



- Peach County Seat
- Population is around 10,000 people

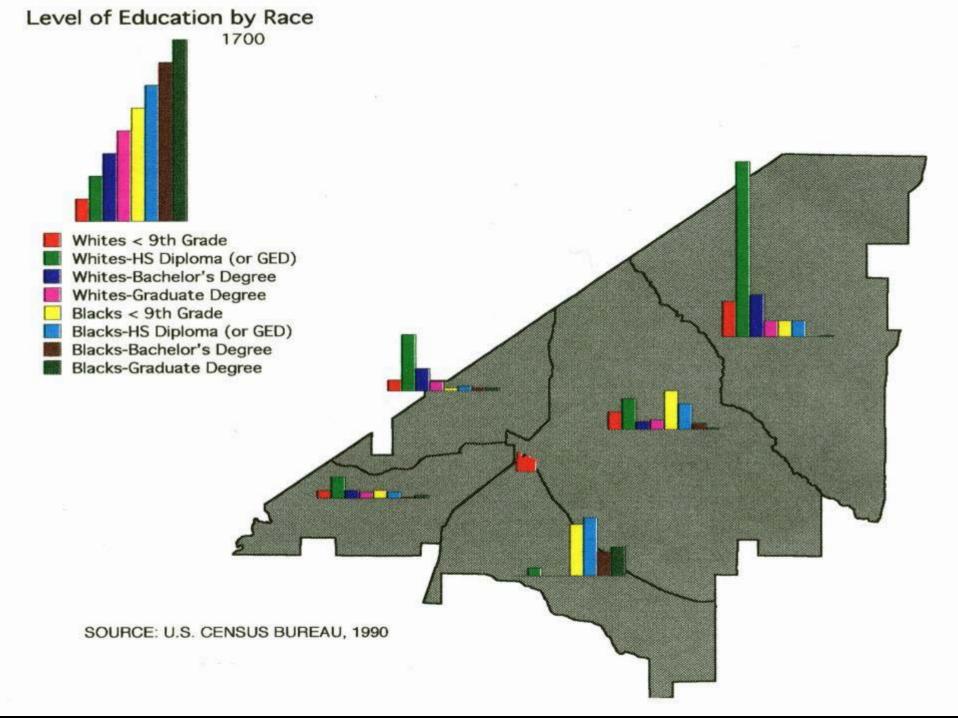
An Agricultural Community



Fort Valley, GA
 is the nation's 4th
 largest producer
 of peaches











Woolfolk Site Impact.pdf

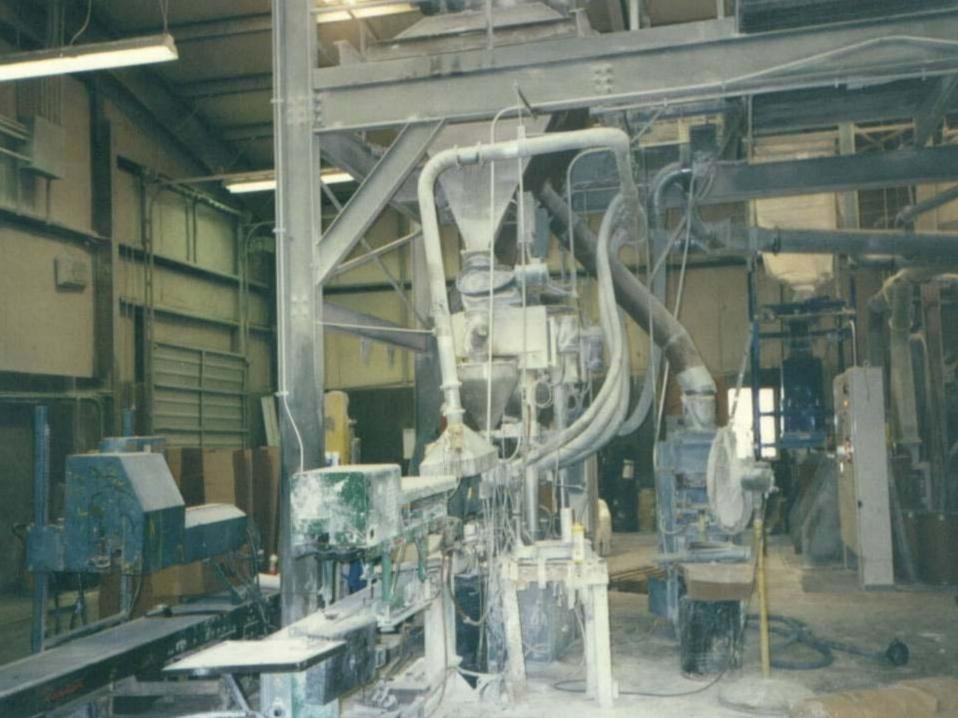
A Poisonous Past



- The Woolfolk Chemical Works is referred to by most locals as "The Dust House".
- Since 1910, this Site has produced, formulated, and packaged organic and inorganic insecticides and herbicides as well as other pesticides.
- During WWII, the Woolfolk Chemical Works produced arsenic tri-chloride for the U. S. Chemical Warfare Service.







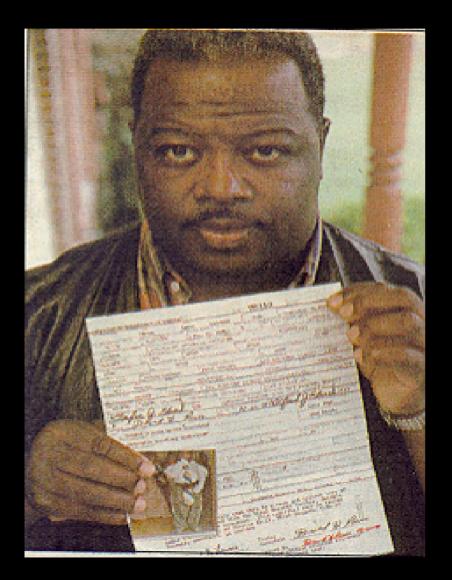


A Breach Of Trust



 The community immediately surrounding the Woolfolk Site felt as though State and Federal Regulatory Agencies devalued and ignored their public health concerns.

A Community Speaks



 As a result of the increased concern over environmental health and safety, local residents in the community surrounding the Woolfolk Site formed the Woolfolk **Citizens Response** Group (WCRG) - a Grassroots, **Environmental Justice** Organization.







Overview

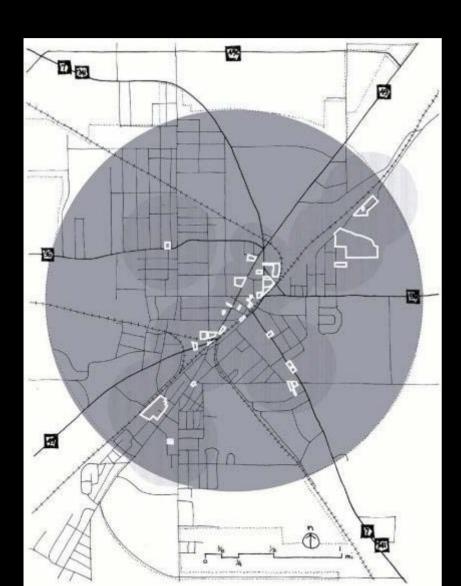
Brownfield Redevelopment Vision

Fort Valley is a small, rural southern community that honors and celebrates its agricultural, transportation, and cultural heritage.

To meet the diverse needs of its population, Fort Valley seeks to balance its economic growth, social development and environmental conservation activities.

This balance is achieved through the interconnectivity of its history, people, institutions, industry and landscape.

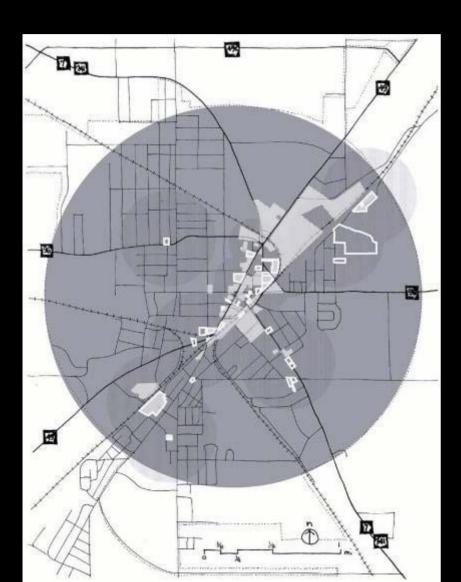
Citywide Background



37 current brownfields

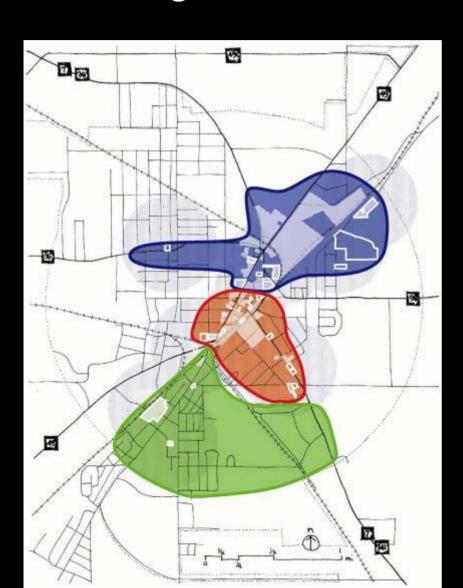
Citywide

Background



- 37 current brownfields
- 1885-1958 brownfields

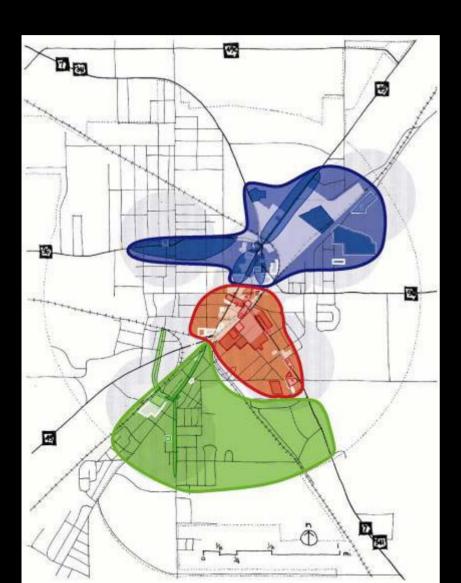
Citywide Background



- 37 current brownfields
- 1885-1958 brownfields
- 3 districts

Citywide

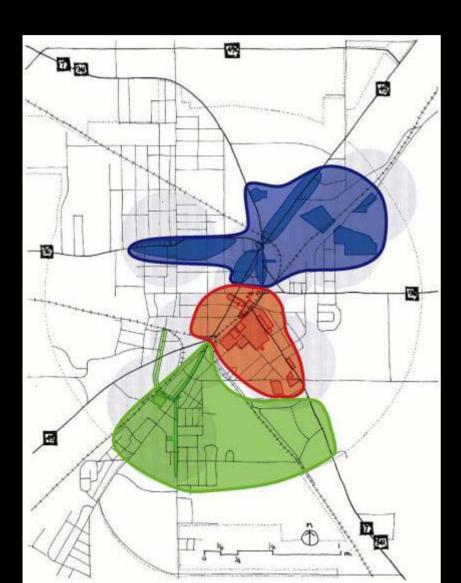
Background



- 37 current brownfields
- 1885-1958 brownfields
- 3 districts
- 33+5 projects

Citywide

Background



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What Are "Brown Houses"?

- Residential dwellings that exist within Superfund and/or designated Brownfields Communities where there is known or perceived contamination.
- Brown Houses can be either vacant, partiallyutilized or fully-utilized



Concept

- Due to the way in which the EPA assigns toxicity values and clean-up standards within Superfund Communities, many residences that are defined as being contaminated may never be fully tested or remediated.
- As a result, homeowners are often left to struggle with the public health and property devaluation implications.

Attic Dust



- Attics like this in the Woolfolk Community are believed to be highly contaminated with arsenic and other chemicals
- The chemicals were wind-deposited during the years Woolfolk was in full operation

- Attic dusts preserve the history of fugitive dust fallout and accumulation in our communities.
- In industrial suburbs there will be accumulations from foundries, coal-gas works, brick works, battery factories, pigment factories and other industries that have long since closed down or moved elsewhere.





A Neighborhood Destroyed











Drinking Water Issues





Attic Dust

- Attic dusts are an excellent media for assessing the geographic extent and magnitude of dust emissions in residential settings.
- Can be long-term accumulations over the age of a building, or preserve the chemical fingerprint of a short-term episode of local particulate emissions.
- Chemical species in emitted dusts have a good chance of being preserved intact in the absence of moisture and mechanical abrasion once trapped in the confines of an attic space.

The Value of Attic Dust

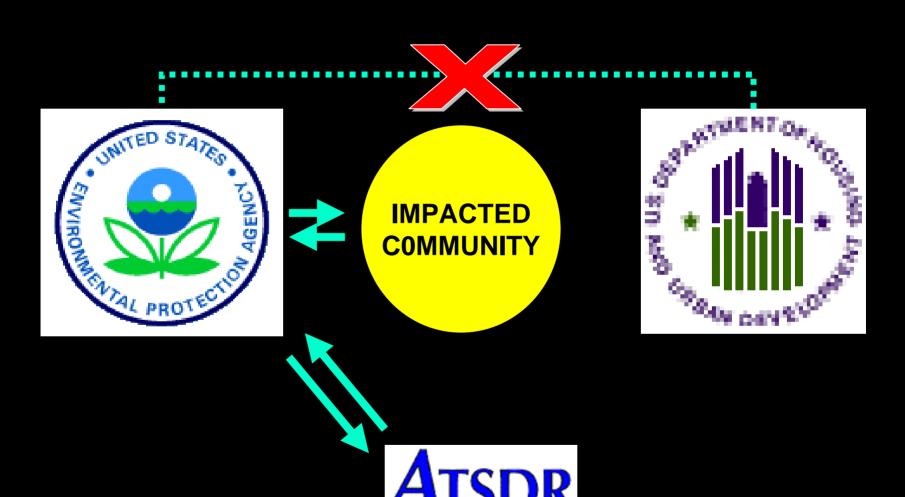
- Direct human exposure to attic dust cannot be underestimated.
- Pathways of exposure can be many and varied
- The risks of exposure to attic dust are not well understood as attic dusts have not been comprehensively characterized.
- Lead in attic dust is one issue among many.
- It is assumed by many that the community is not exposed to attic dusts.

The Value of Attic Dust

- Risk assessment associated with attic dust, and the characterization of attic dust is in its infancy.
- Concentrations and loadings of contaminants in attic dust can be used to readily delineate areas subject to various degrees of impact of near-by industries, polluting activities and road emissions for example.

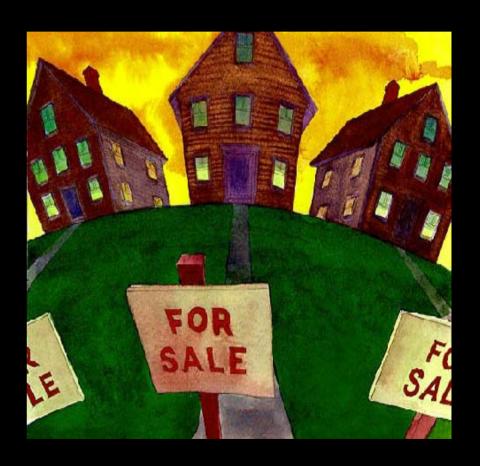


The Disconnect



The Dilemma

 There is a SERIOUS disconnect between the EPA, HUD and the Real Estate industry regarding the "Brown Houses" phenomenon



The Woolfolk Alliance

- Alliance formed on August 27th, 1997
- Initial meetings were designed to educate Stakeholders and to keep everyone informed
- To date, over 28 individual groups are represented in the Woolfolk Alliance

STAKEHOLDERS

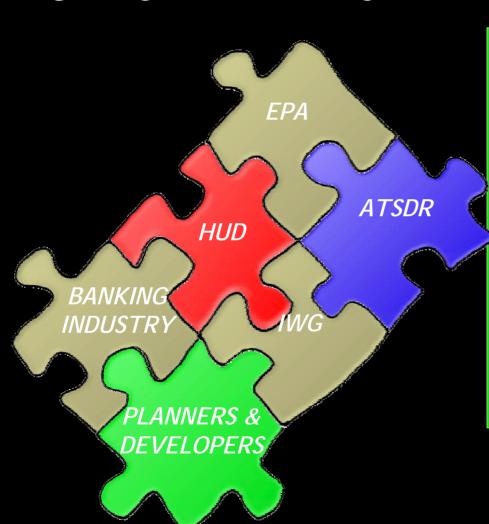
ATSDR	FORT VALLEY STATE UNIVERSITY	PRIVATE CITIZENS
BLUE BIRD BUS CO., INC.	FORT VALLEY UTILITIES COMMISSION	REICHOLD LIMITED, INC.
CANADYNE-GA CORP.	GA/DIVISION OF PUBLIC HEALTH	R&D ENVIRONMENTAL CONSULTANTS, INC.
CDM FEDERAL PROGRAMS	HOWARD R. GREEN CO.	SURECO, INC.
CH2M HILL	J. J. SOSA & ASSOCIATES, INC.	UNIVERSITY OF GEORGIA
CITY OF FORT VALLEY	MIDDLE GA RDC	US ACE
CTA ENVIRONMENTAL	PEACH COUNTY COMMISSION	US EPA
DOWNTOWN DEVELOPMENT AUTHORITY	PEACH COUNTY PUBLIC LIBRARY	WOOLFOLK CITIZENS RESPONSE GROUP
GA/EPD		





Redevelopment

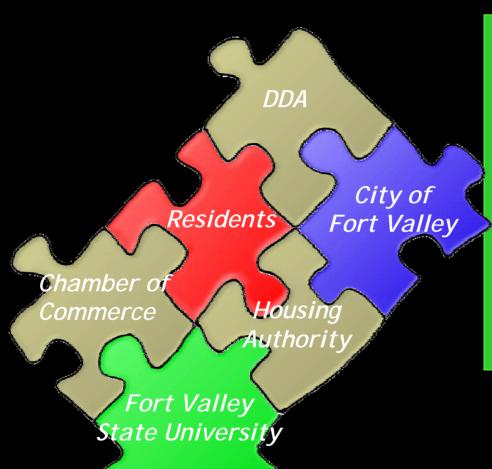
Agency & Industry-Based Partnerships



- Key to making projects work
- In-place organizations
- Importance of collaboration between Regulators, Lending Institutions, Planners and Developers

Redevelopment

Community-Based Partnerships



- Key to making projects work
- In-place organizations
- Importance of collaboration between university, surrounding community and city

Recommendations

- EPA, ATSDR and HUD should commission an IWG to jointly study this problem
- There should be an assessment made of the due diligence practices of the entire real estate industry to determine where all of the regulatory gaps lie
- Community outreach and Industry-specific educational tools should be developed

